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## COMMUNITY FACILITIES

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### GOALS

- Provision of school facilities, libraries, police and fire protection services and utilities concurrent with need.
- Community facilities that are easily accessible to all members of the community.
- Safe, direct access to community schools.
- Retention of all publicly-owned sites that are designated for community facilities.
- Maximum use of existing facilities for community activities.
- New facilities that are designed to minimize adverse impacts to the community.

## **INTRODUCTION**

From the beginning of construction activity in 1969 to the present, the provision of community facilities in Mira Mesa has lagged behind development. Many of these facilities needs were identified, however, timing and funding were not assured during the development approval process. As a part of this Plan update, needed facilities and financing methods will be identified in the Public Facilities Financing Plan and Facilities Benefit Assessment (FBA). The number and size of required facilities have been determined by General Plan standards based on a projected buildout population of 82,600 persons.

### **Public Schools**

As of December 1990, there were six elementary schools, two junior high schools and one senior high school in Mira Mesa. School capacity and enrollment for the 1990-91 school year are shown on **page 72**. Three elementary schools are on multi-track, year-round sessions. Two of these—Ericson and Walker—will return to single-track in the 1991-92 school year, leaving only Mason on multi-track. Challenger Jr. High will convert from grade 7 only to grades 7 and 8 next year and Wagenheim Jr. High will convert from grades 8 and 9 to grades 7, 8 and 9.

Miramar College, one of three community colleges in San Diego, is located adjacent to I-15, east of Black Mountain Road. The college now occupies approximately 30 acres of a 118-acre site. Recently completed additions at the campus include a 26,000-square-foot instructional center which will house computer and business courses and a new library. Plans are underway for expanded admissions, counseling, cafeteria and bookstore areas and a new childcare center. More than 6,000 students registered for the fall 1990 semester and it is anticipated that enrollment will eventually exceed 15,000 students.

### **Private Schools**

There are nine private preschools in Mira Mesa. The need for day care facilities and preschools is expected to continue increasing due to the growing number of young families in the community.

### **Libraries**

The Mira Mesa branch library was completed and opened in 1977. The library has a floor area of approximately 8,000 square feet and a collection of approximately 45,000 books. The building also contains a meeting room for library sponsored activities. The library is located on the north side of Mira Mesa Boulevard, east of Camino Ruiz, adjacent to the community park. The Library department is currently working to expand the library to 20,000 square feet. Although several sites are being considered, this will most likely result in moving the library to the northeast corner of New Salem and Camino Ruiz.

## **Fire Protection**

Mira Mesa is served by Fire Station 38, located on New Salem Street east of Camino Ruiz, and Fire Station 41 near Carroll Canyon Road and Scranton Road. Fire Station 38 is staffed with a four-person company and provides fire protection for the eastern portion of the community. Fire Station 41 serves the industrial development in western Mira Mesa.

## **Police**

Police service in Mira Mesa is provided by officers who are assigned to the northeastern area command located at 13396 Salmon River Road in Rancho Peñasquitos. A community relations storefront is located at 9225 Mira Mesa Boulevard. Minimum staffing requirements have a single patrol car assigned to Beat 212, which encompasses Mira Mesa. Backup coverage is provided by extra patrol units, when available, from Beat 213 (Rancho Peñasquitos) and Beat 211 (Scripps Ranch).

## **Water**

Two major water lines run in an east-west direction through the Mira Mesa community under Mira Mesa Boulevard and Miramar roads; they provide water from the Miramar Filtration Plant.

## **Sewer**

Sewer service is provided by a major line running in a north-south direction approximately parallel to Camino Ruiz and another line running east-west through Carroll Canyon. Branches to these lines are constructed as needed to serve new subdivisions.

## **Postal Service**

Mira Mesa is served by a post office located on the southeast corner of Mira Mesa Boulevard and Marbury Avenue.

## **Hospitals**

There are no hospitals located within the Mira Mesa community. Major hospitals serving the area are Scripps Hospital, located at Genesee Avenue and I-5, and Sharp Hospital, located east of State Route and south of Aero Drive. A new district hospital is located near Pomerado Road in Poway. This facility offers some service to the Mira Mesa community. Kaiser Permanente owns a 65-acre site at the southwest corner of I-15 and Mira Mesa Boulevard, which is designated for future hospital and supportive uses.

## **Cemeteries**

El Camino Memorial Park and Mortuary is located on approximately 194 acres in the western portion of Carroll Canyon. The cemetery has been operating under a CUP (No. 4120) since 1968. This Plan proposes that the cemetery be required to process a master plan which should provide a contemporary approach to grading and gravesite development as well as a comprehensive open space plan. The cemetery property is discussed further in the **Carroll Canyon Master Plan Element**.

## POLICIES

1. The City shall locate new community-wide facilities near the intersection of Mira Mesa Boulevard and Camino Ruiz, where feasible, to emphasize this area as the community center of Mira Mesa.
2. The City shall ensure that public school or other facility deficiencies are addressed as required in Council Policies 600-10 and 600-22, before rezonings are granted or subdivision maps are approved.
3. The City shall preserve sites for public use until it is determined through the community plan amendment process that the appropriate long-term use of the site is not public in nature. School sites that are declared surplus by the School District shall be given first priority for re-use as neighborhood parks, community centers or other public facilities. If additional public facilities are not needed in the area, the property should be designated for development that will be compatible with the surrounding use.
4. The City shall work with the school district to utilize schools and other community facilities in Mira Mesa to their fullest extent by providing for off-hour activities such as adult education, child care, group meetings, skills training and community recreational activities.
5. The City shall require that subdivisions in the vicinity of elementary schools be designed to incorporate pedestrian access that avoids crossing major streets and eliminates circuitous routes to school.



## PROPOSALS

1. Delete three elementary schools (Carroll, Breen and Lopez Ridge) from the Plan to maintain consistency between the Plan and the San Diego Unified School District's Long Range Facilities Master Plan, and designate these sites for park use (see **Park and Recreation Element** for additional discussion).

The Carroll and Breen elementary school sites have been declared surplus by the school district.

In addition, a site on Lopez Ridge and another adjacent to Maddox Park, which were designated for development of elementary schools in the 1981 plan, are not included in the school district's master plan. Although the school district does not plan to build these elementary schools, there is a need to retain these sites in public ownership for future educational or recreational use.

Lopez Ridge has been acquired by the City for park development, while Breen and Carroll are proposed to be acquired for park development using FBA funds. The Maddox site should remain designated for school use; however, the City should lease the site for an interim expansion of Maddox Neighborhood Park.

2. Monitor the capacities and enrollment of schools to ensure that any additional facilities can be constructed in time to prevent overcrowding.
3. Expand the Mira Mesa Library from an 8,000-square-foot facility to a 20,000-square-foot facility in order to accommodate the needs of Mira Mesa's increasing population. This expansion may not be possible at the library's present location due to site constraints. If an alternative library site is chosen, it should be located within the community center area. The library building should exemplify high quality architectural design while incorporating flexibility for future expansion. Space for community art exhibits, meetings and lectures should be included to enhance the use of the facility as a community center.
4. Construct an additional fire station (Fire Station 44) to serve the Carroll Canyon and Miramar industrial areas. This facility is proposed to be located in the vicinity of Miramar Road and Carroll Road.
5. Apply the Institutional Overlay Zone (IOZ) to all community facility sites owned by public agencies.
6. Continue to seek cooperative agreements with the San Diego Unified School District to provide joint use of school facilities and to ensure safe, convenient access to park and school facilities.

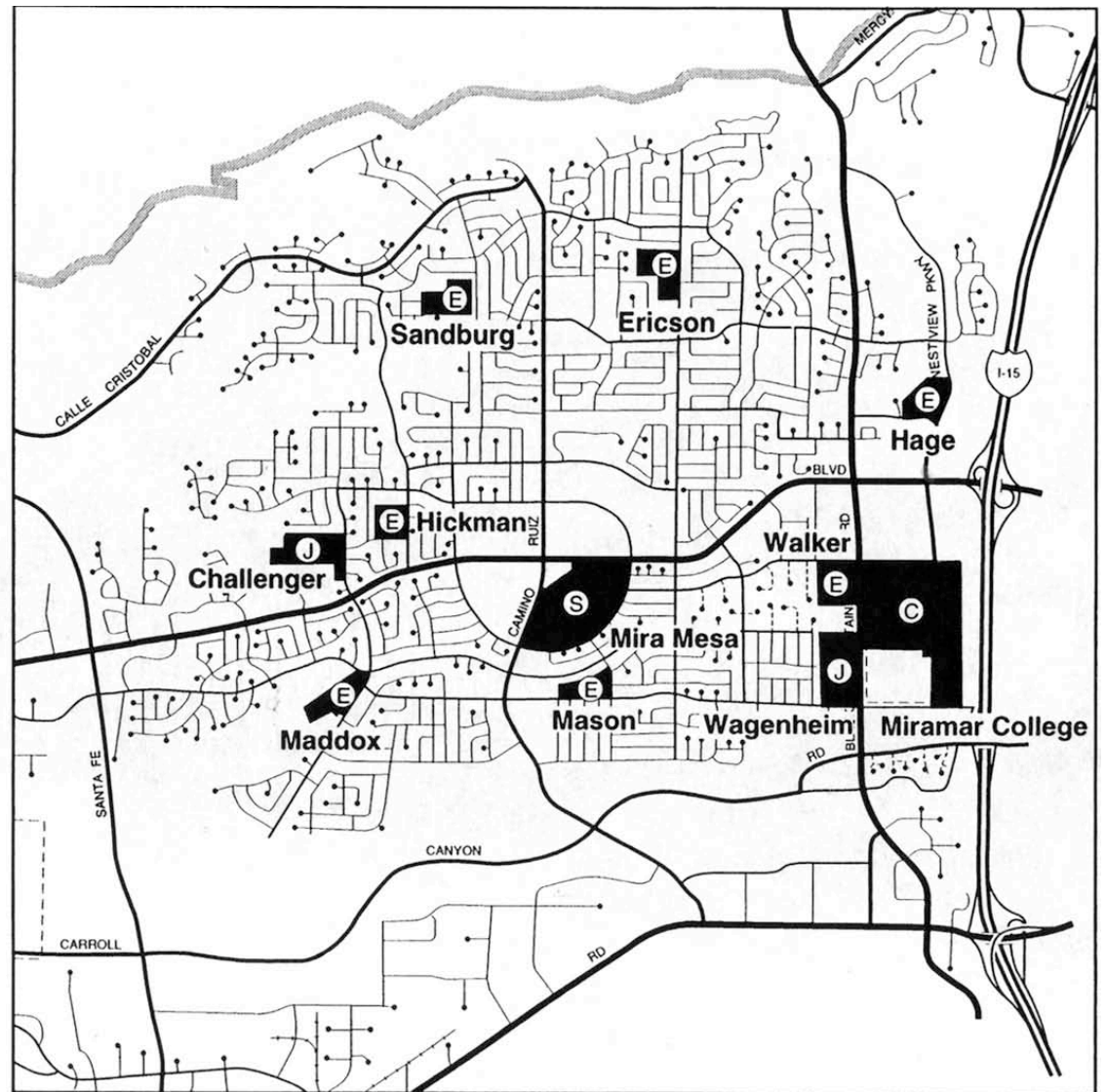
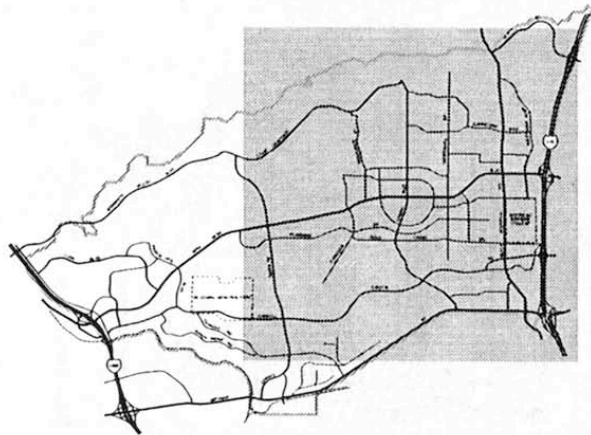
## SCHOOL CAPACITY AND STUDENT ENROLLMENT

<b>School</b>	<b>Grades</b>	<b>Fall 1990 Operating Capacity</b>	<b>October 1990 Enrollment</b>	<b>Projected Fall 1991 Enrollment</b>
Mira Mesa High School	10-12	2,528	2,502	2,500
Wagenheim Junior High	8-9	1,782	1,742	1,662
Challenger Junior High	7	1,008	884	1,049
Ericson Elementary (Multi-track, year-round)	K-6	1,274	1,059	1,037
Hage Elementary	K-6	548	484	553
Hickman Elementary	K-6	920	889	928
Mason Elementary (Multi-track, year-round)	K-6	1,170	1,091	1,145
Sandburg Elementary	K-6	818	793	806
Walker Elementary (Multi-track, year-round)	K-6	1,167	920	934

Source: *San Diego Unified School District Long Range Facilities Master Plan (March 1991)*



- E** Elementary School
- J** Junior High School
- S** Senior High School
- C** College

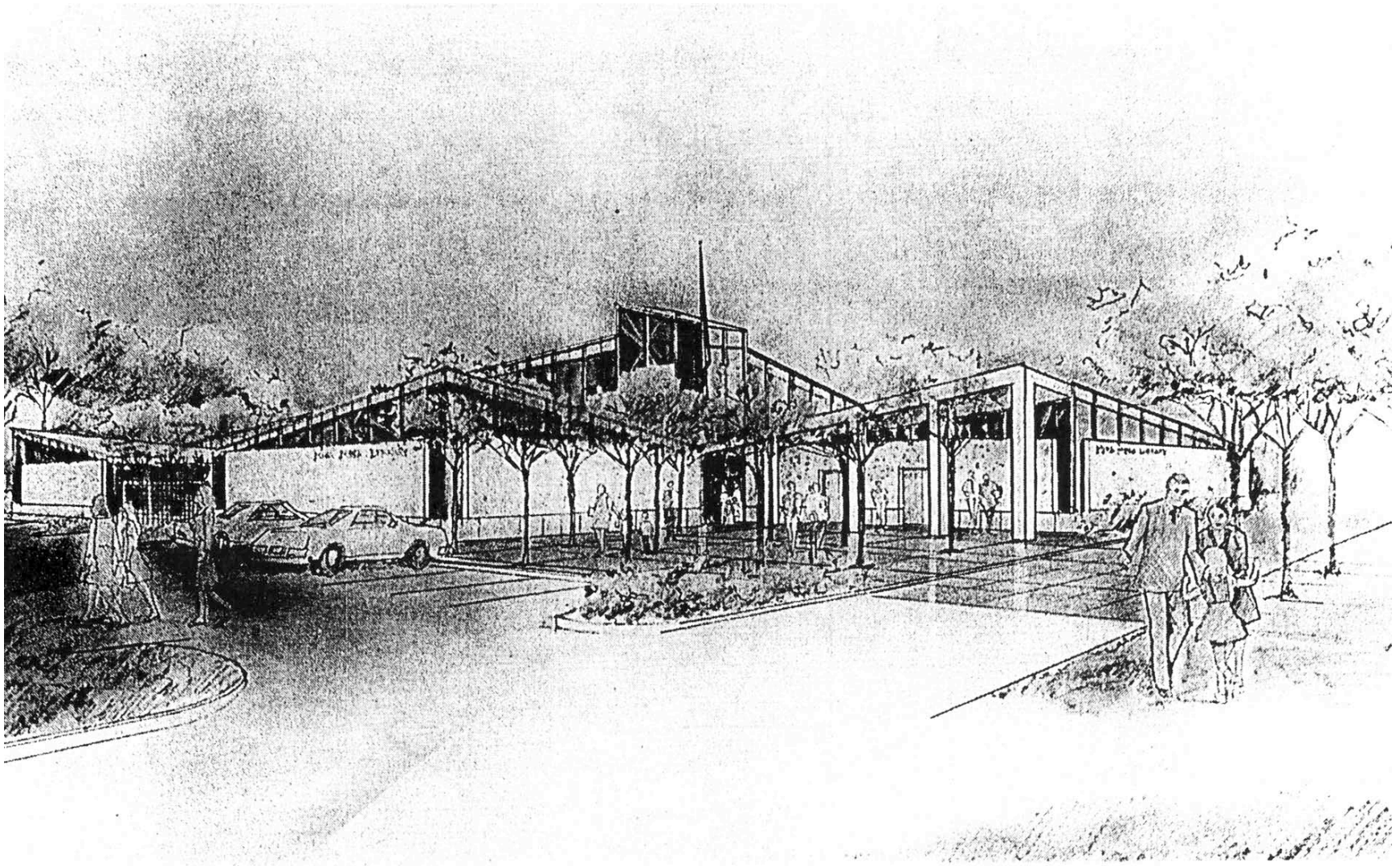


**Recommended School Facilities**  
**Mira Mesa Community Plan**

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 FIGURE



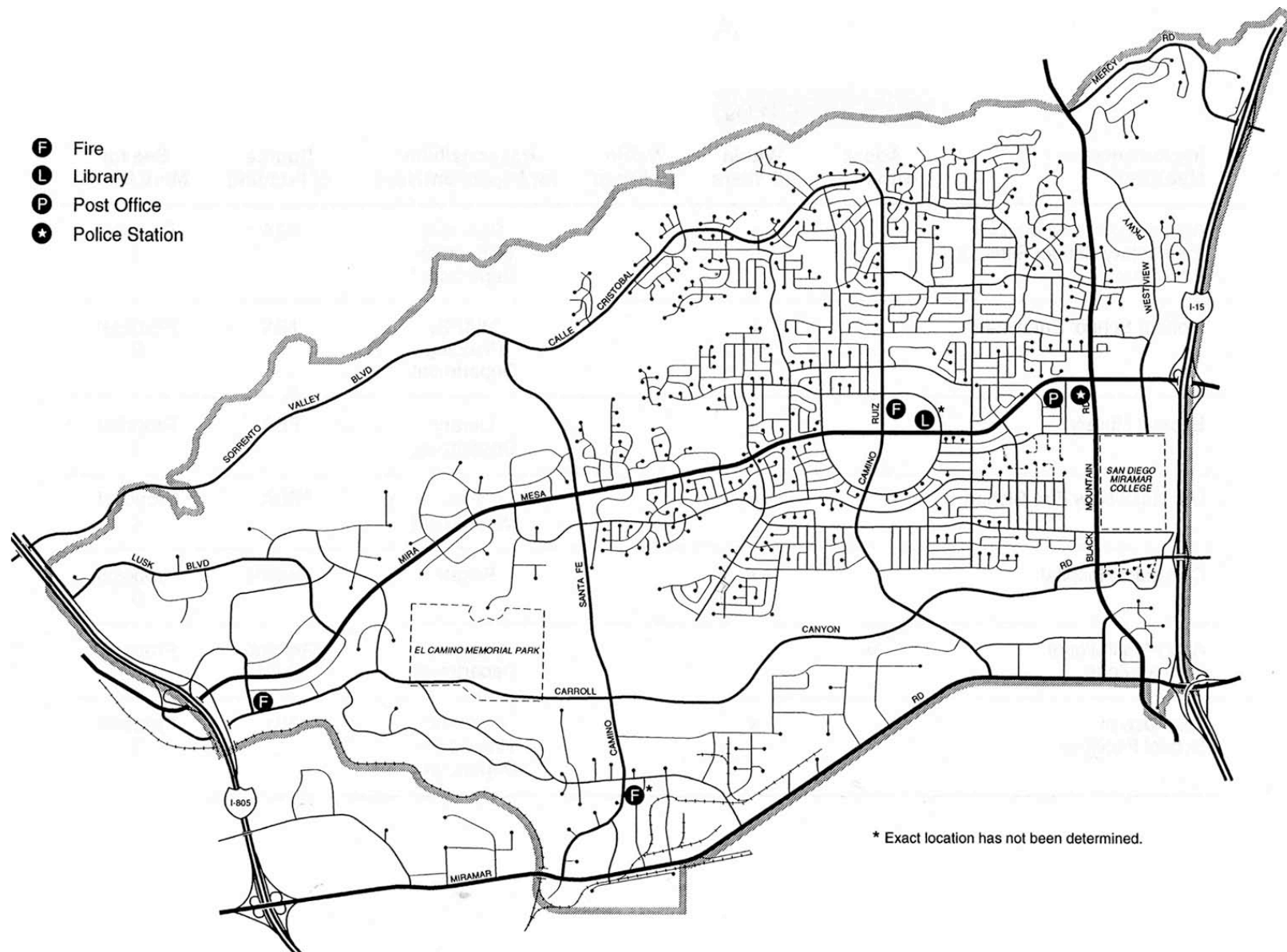




Proposed Mira Mesa Branch Library



- F** Fire
- L** Library
- P** Post Office
- ★** Police Station



**Recommended Public Facilities**  
**Mira Mesa Community Plan**

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**FIGURE**



## ACTION PLAN

Implementation Measures	Timing			Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt With Plan	Within 10 Years	Within 15 Years			
Acquire Breen and Maddox Elementary School sites for park use.		●		Park and Recreation Department	FBA	Proposal 1
Monitor school enrollment.		●		MMPG, Planning Department	N/A	Proposal 2
Expand library.		●		Library Department	FBA	Proposal 3
Construct new fire station.		●		Fire Department	FBA	Proposal 4
Construct hospital.		●		Private	Private	Proposal 5
Apply Institutional Overlay Zone.	●			Planning Department	General Fund	Proposal 6
Joint use of school facilities.		●		Park and Recreation Department	N/A	Proposal 7